

CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MEETING OF THE PLANNING COMMISSION

City Council Chambers
Tuesday, September 28, 2004 at 7:00 p.m.

First Resolution 04-18

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present Chair Howard Laire, Commissioners Mike Biddlingmeier, Jim Smith,
and Chuck Roulund

Absent Commissioner Shelia Torkelson

3. APPROVAL OF MINUTES, August 24, 2004

The minutes were approved

5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None

6. PUBLIC HEARING

- a) **This item was continued to the next meeting.** SPR 04-22 a request for a site plan review for a 19,277 sq. ft. medical office bldg located at 1040 N. China Lake Blvd. APN 033-070-21 (Lot 21 of Map 10819). Applicant Ridgecrest Healthcare.
- b) Amendment request of Condition #21 of PC Resolution 03-17 for SPR/VAR 03-19 a request for a site plan review for a 14,550 sq. ft. retail building and a variance to height limitations for parking light standards at a 70,840 sq. ft. parcel located at the southwest corner of China Lake Blvd. and Drummond Avenue. APN 067-022-03 and 067-022-04. Applicant Evergreen Devco, Inc. Planner Landrum presented the staff report. The Police Chief and engineer recommend requiring the physical barrier; this area is lower than the approach from north on China Lake.

Applicant Mike Ord of Evergreen requested the condition be amended. Opposed for two reasons:

- Handicaps circulation within the site, delivery trucks and large trucks will not be able to use driveway.
- Physical barrier won't prevent drivers from making left turn.

Concerned with Walgreens, don't want to jeopardize project. We did have a problem, but it

was worked out with Cal Trans and they approved our design.

Commissioner Smith and Roulund asked staff if they have a copy of the design.

Director McRea indicated we don't have drawing. Caltrans has three departments that review plans. Their engineering and encroachment approved the plans, but planning department did not. Staff received a letter from Caltrans asking City to request the encroachment permit. Condition 21 could be a median in Caltrans right of way.

Commissioner Roulund stated the Planning Commission concluded this was a safety hazard; egress is 150 ft. from the intersection. If allowed to just paint, accident will be city fault. Median is the optimum solution.

It was mentioned that staff will be meeting with Caltrans regarding egress/ingress on China Lake Blvd.

Applicant representative Mike Ord reminded the Commissioners that Caltrans approved their design and an encroachment permit was issued.

Commissioner Roulund asked the applicant what will work and what are you opposed to. Applicant responded that the deliver trucks and SUV's can't make right turn with barrier. Not opposed to median.

Public Hearing was opened at 7:31 p.m.

Jerry Taylor, Mesquite – Something needs to be done; there is too much broken glass in that area. Poles in the right of way are ugly, but how many people have to get hurt. There is a lot of transition at this intersection.

Public hearing was closed at 7:33 p.m.

A minute motion was made by Commissioner Biddlingmeier and seconded by Commissioner Roulund to deny the request for an amendment to Condition #21 of PC Resolution 03-17

Ayes:	Chair Laire, Commissioner(s) Biddlingmeier and Roulund
Noes:	Commissioner Smith
Absent:	Commissioner Torkelson

The request for an amendment to Condition #21 of PC Resolution 03-17 was denied.

- c) **This item was continued to the next meeting.** AMENDED SPR 04-08 a request for a site plan review for a 3800 sq. ft. restaurant(s) and 5000 sq. ft. office space located at 101 East Ward Avenue and 1240 North China Lake Boulevard, Assessor's Parcel Numbers 033-070-26. Applicant Inmack Foods
- d) Tentative Parcel Map 11182, a request for a two lot division creating a 22.8 acres parcel and a 17.0 acres parcel. APN 343-014-28, 343-014-19, and 343-014-26 (portion of subject parcel located in unincorporated Kern County.). Applicant Desert Empire Fair

Planner Landrum presented the staff report. Two parcels of the proposed map are in the

County and three parcels are in the City. Rader will be abandon. Access to the City's property will from Lumill St. Staff has requested that an annexation occur within a year.

Applicant representative Mike Thomas requested they be given 2 years for the annexation. Staff concurred.

Public Hearing was opened at 7:41 p.m.

Don Jo McKernan, Bowman – Own property across, concerned with it being left over. Would like property annexed in City. Asked if Lumill would be paved and if zoning was changing and would there be a public hearing. Staff responded there is no zone change proposal at this time and yes it would require a public hearing.

Owner of property commented on property being donated to the fair.

Public Hearing was closed at 7:50 p.m.

Commissioner Roulund asked why is the city was abandoning Rader? Staff responded because access will be from Bowman to Lumill.

A motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to adopt Resolution 04-19, approving a Tentative Parcel Map 11182, a request for a two lot division creating a 22.8 acres parcel and 17.0 acres parcel.

Ayes: Chair Laire, Commissioners Roulund, Biddlingmeier, and Smith
Noes: None
Absent: Commissioner Torkelson
Abstain: None

Resolution 04-19 was approved

7. DISCUSSION ITEM

Planner Landrum informed the Commission that staff did a staff level Site Plan Review for a 6,000 sq.ft. building by Home Depot.

Commissioner Roulund asked for a status report on abatement on Mayo.

8. FUTURE AGENDA ITEMS & COMMENTS

Next meeting is canceled, but we will meet on the 4th Tuesday of October.

9. ADJOURN

Meeting was adjourned at 8:00 p.m.